026.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,900 / 976,900
					USE VALUE:	976,900 / 976,900
					ASSESSED:	976,900 / 976,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIOTT MARIE
Owner 2:	
Owner 3:	
Street 1:	71 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAISIS DIMITRIOS T-TRS-ETAL -
Owner 2:	RAISIS ELIZABETH -
Street 1:	78 HARLOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2981 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	515,800	5,100	456,000	976,900
Total Card	0.115	515,800	5,100	456,000	976,900
Total Parcel	0.115	515,800	5,100	456,000	976,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.76 | /Parcel: 327.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 17449

GIS Ref

GIS Ref

Insp Date 07/06/17

!2134!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	515,900	5100	5,000.	456,000	977,000	977,000	Year End Roll	12/18/2019
2019	104	FV	393,800	5100	5,000.	484,500	883,400	883,400	Year End Roll	1/3/2019
2018	104	FV	393,800	5100	5,000.	353,400	752,300	752,300	Year End Roll	12/20/2017
2017	104	FV	369,500	5100	5,000.	307,800	682,400	682,400	Year End Roll	1/3/2017
2016	104	FV	369,500	5100	5,000.	262,200	636,800	636,800	Year End	1/4/2016
2015	104	FV	329,500	5100	5,000.	256,500	591,100	591,100	Year End Roll	12/11/2014
2014	104	FV	329,500	5100	5,000.	210,900	545,500	545,500	Year End Roll	12/16/2013
2013	104	FV	342,700	5100	5,000.	200,600	548,400	548,400		12/13/2012

PRINT

Date	Time
12/10/20	17:37:23

LAST REV

Date	Time
08/04/17	09:42:18
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAISIS DIMITRIO	60206-575		10/10/2012	Family	489,000	No	No		
	20446-367		3/1/1990		100	No	No		A

USER DEFINED

Prior Id # 1:	17449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2010	2177	Add Bath	20,000					&BEDROOM TO ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/27/2009	Measured	372	PATRIOT
4/18/2000	Inspected	264	PATRIOT
11/6/1999	Missed Appt.	266	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00228989
Const Adj.:	0.98980200
Adj $ / SQ:	168.652
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700818
Depreciation:	185016
Depreciated Total:	515802

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

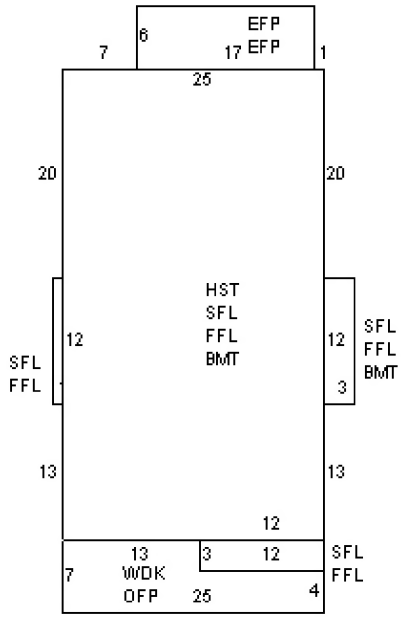
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.65
Special Features:	0	Val/Su Net:	111.55
Final Total:	515800	Val/Su SzAd	173.06

SKETCH



SUB AREA

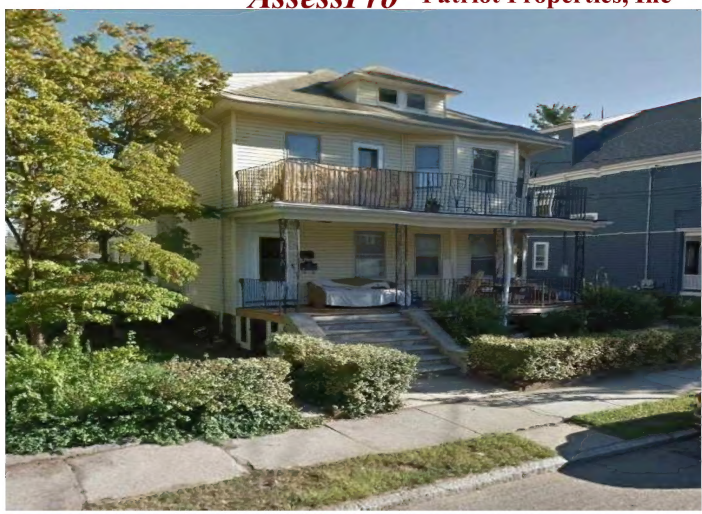
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,209	168.650	203,900
SFL	Second Floor	1,209	168.650	203,900
BMT	Basement	1,161	50.600	58,741
HST	Half Story	563	168.650	94,867
EFP	Enclos Porch	204	40.160	8,192
OFP	Open Porch	139	28.080	3,903
WDK	Deck	139	13.060	1,815
	Net Sketched Area:	4,624	Total:	575,318
Size Ad	2980.5	Gross Are	5186	FinArea 2981

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100